

# SPENCE WILLARD



1 Holbrooks Cottages, Thorley, Isle of Wight



*An exceptionally well positioned family home located a short drive from Yarmouth, offering a large plot with a stunning rural outlook with plenty of potential to personalise the property.*

VIEWING

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1 Holbrooks Cottages is available to the market for the first time in several decades with houses in this 'row' rarely coming to the market. This substantial end of terraced house delivers 3 bedrooms, ample off street car parking and a significantly sized garden which leads away from the house to the west and extends to the north.

The property is located just over a mile to the east of Yarmouth and just a few meters from the bus stop. There is close by access to miles of wonderful walks from the coastal footpath with its nearest access point being in Bouldnor Woods which is a short walk from the property. The hamlet of Thorley is located at the end of Hill Place lane to the south of the property. A footpath can be accessed on the other side of the lane for direct access into Thorley. It takes just over 20 minutes to walk into the historic Yarmouth where there is a range of amenities including shops, restaurants, two sailing clubs and two mainland ferry companies to Lymington.

The house would now benefit from some modernisation and offers a new owner a superb opportunity to create a fine house located within a beautiful countryside setting a short walk from the coastline and just meters from the National Landscape (AONB boundary).

It is understood at some stage the house was extended to the north to allow a kitchen which enjoys an attractive outlook. As a result of this, there is an excellent layout to the ground floor of the house with a large dining room and separate sitting room. Leading off the dining room is a conservatory with direct access into the large garden. There is sufficient space alongside the house to extend, subject to obtaining any necessary permissions. On the first floor there are three good sized bedrooms and a family bathroom with w/c and wash hand basin. A further w/c can be found on the



ground floor with wash hand basin. Leading out from the kitchen is a door into the well-maintained garden. Outside The property benefits from ample off street car parking on the northern side of the house with direct access of Hill Place Lane. There is a large garden that leads to the west, and the house is generally sheltered by wonderful, majestic oak trees. The plot is wide with ample space between the house and the boundary. Further down the garden, which is mainly laid to lawn, is an outbuilding. Infront of the house there is an additional section of garden between the lane and the house.

Services Main's electricity, water and drainage are connected to the property.

Tenure Freehold

EPC Rating E

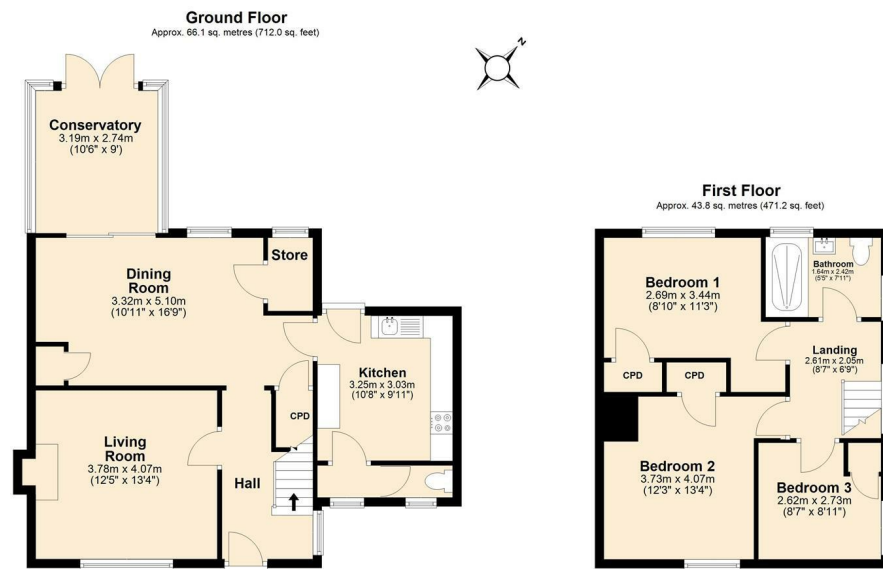
Council Tax Band C

Postcode PO41 0XJ

Viewings Strictly by appointment with the sole selling agents, Spence Willard.







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Plan produced using PlanUp.

**1 Holbrookes Cottages, Hill Place Lane, Thorley**



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